



PLANNING APPLICATIONS COMMITTEE

29 APRIL 2020

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
<u>UPDATE SHEET WITH ORDER AND DETAILS</u>			
10. 191757/HOU - 10 PEGS GREEN CLOSE (INCLUDING 2 LATE DOCUMENTS NOT REFERRED TO IN THE UPDATE REPORT - OFFICERS WILL EXPLAIN AT THE MEETING)	Decision	NORCOT	5 - 16
12. 200339/FUL - BURGHFIELD ROAD, SOUTHCOTE	Decision	SOUTHCOTE	17 - 24

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Agenda Annex

UPDATE SHEET AND ORDER OF CONSIDERATION

Planning Applications Committee - 29th April 2020

Item No.	9	Page 53	Ward	Minster
Application Number	190848			
Application type	Regulation 3 Planning Approval			
Address	72 Brunswick Street, Reading			
Planning Officer presenting	James Overall			
Item No.	10	Page 69	Ward	Norcot
Application Number	191757			
Application type	Householder			
Address	10 Pegs Green Close, Reading, RG30 2NH			
Planning Officer presenting	James Overall			*UPDATE REPORT*
Objectors:				
Debra Little - 3 Pegs Green Close				
Malcolm & Carole Taylor - 5 Pegs Green Close				
Annie Gedye - 6 Pegs Green Close				
Yalini Naguleashwaran & Ashley Cooper - 8 Pegs Green Close				
Richard Picken - 9 Pegs Green Close				
Item No.	11	Page 85	Ward	Southcote
Application Number	190706			
Application type	Regulation 3 Planning Approval			
Address	76 Circuit Lane, Reading, RG30 3HW			
Planning Officer presenting	James Overall			
Item No.	12	Page 95	Ward	Southcote
Application Number	200339			
Application type	Full Planning Approval			
Address	Burghfield Road, Southcote, Reading, RG30 3NB			
Planning Officer presenting	Matthew Burns			*UPDATE REPORT*

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UPDATE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 29th April 2020

ITEM NO. 10

Ward: Norcot

Application No.: 191757/FUL

Address: 10 Pegs Green Close

RECOMMENDATION

Same as Committee report (Grant Planning Permission subject to conditions and informatives)

Conditions:

Same as Committee report apart from removing condition 4 as new amended plan deals with information required.

1. INTRODUCTION

Public Representations

1.1 Five statements have been submitted by local residents, which they ask to be taken into consideration. This is in lieu of public speaking, which is currently suspended.

1.2 The statements have been received from the following neighbouring households:

- 3 Pegs Green Close - Debra Little
- 5 Pegs Green Close - Malcolm & Carole Taylor
- 6 Pegs Green Close - Annie Gedye
- 8 Pegs Green Close - Yalini Neguleashwaran & Ashley Cooper
- 9 Pegs Green Close - Richard Picken

1.3 The comments mainly repeat their earlier objections made during the consultations stage of the application, although a few addition points are noted:

- Granting planning permission now will allow for a larger extension to occur in the future
- The footprint is increasing by over 100% of the existing
- The changes compared to the previous application are minimal, and therefore if approved, this contradicts the Planning Committee Member's objections in the last Planning Committee in regard to the loss of gap (creating a terraced appearance), and also contradicts the dismissed Appeal.

Amended plan

1.4 Since the Committee report was written an amended block plan has been received which changes the front driveway layout to improve access to the two parking spaces. (see attached plan). This has been confirmed by Transport officers to be acceptable. Whilst it is appreciated that some of the objections suggest that two spaces is insufficient, this is as required under Policy, and therefore the proposed parking is sufficient. A parking space remains on the road in front of the garden.

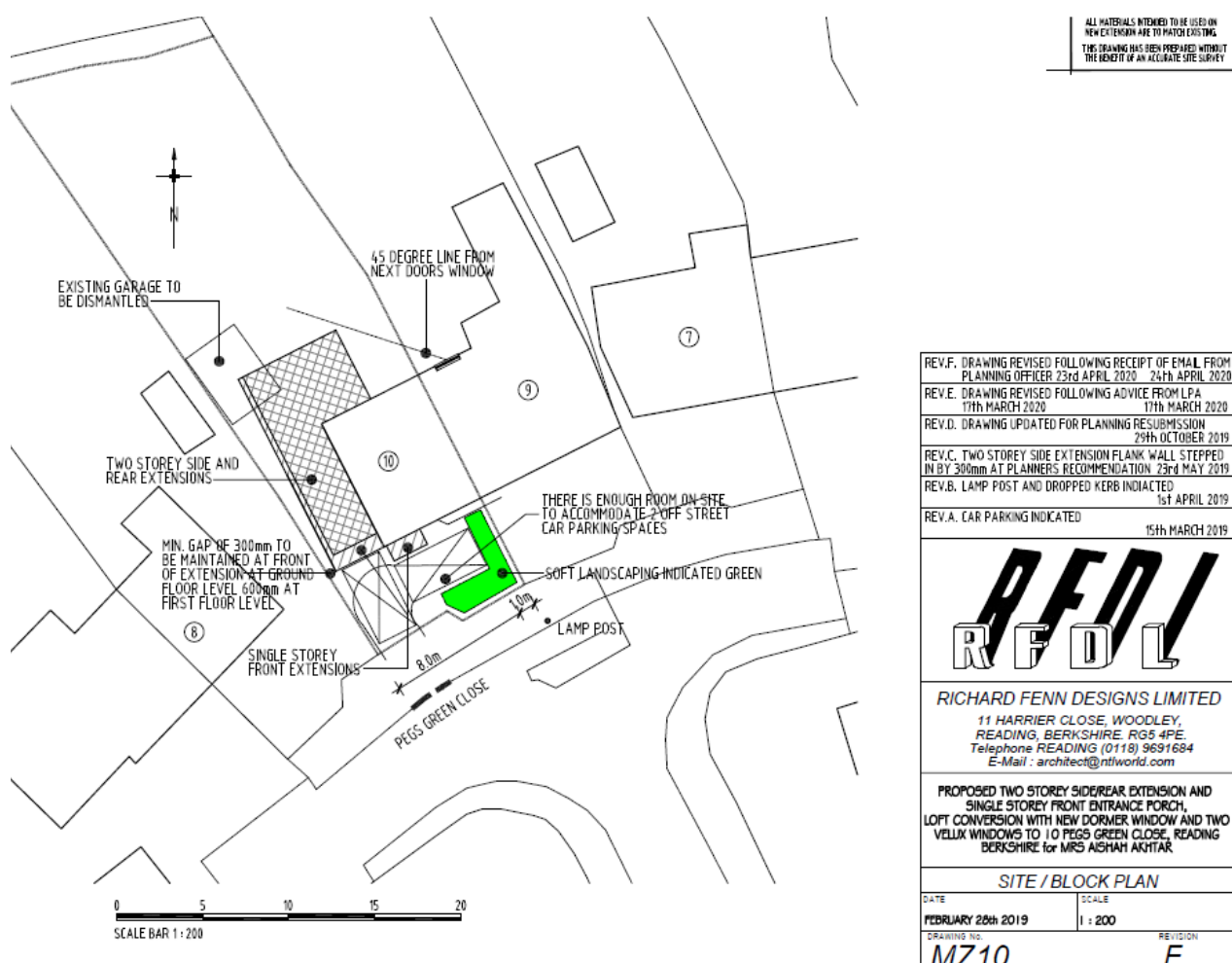
Planning conditions

- 1.5 It should be noted that there is a condition recommended to remove permitted development rights to prevent the property from being increased in size in addition to what is currently proposed. This means that planning permission will need to be sought for any development in addition to what is currently proposed. This condition is considered to meet the tests for imposing planning conditions, in that it is necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 1.6 However, to impose a condition to prevent a change of use to a small HMO (C4 Use), as some objectors have requested would not meet these tests. It is understood that a C4 use has already started so we would not be able to enforce against this use and the condition would not be relevant to the development sought

Conclusion

- 1.7 As set out within the Committee report, it is considered that the changed proposal, when compared to the previously refused and dismissed scheme has overcome the concerns previously raised. The recommendation is to grant planning permission.

Case Officer: James Overall



Ward: Norcot

Application No.: 191757/FUL

Address: 10 Pegs Green Close

Public Representations

1.1 Five statements have been submitted by local residents, which they ask to be taken into consideration. This is in lieu of public speaking, which is currently suspended.

1.2 The statements have been received from the following neighbouring households:

- 3 Pegs Green Close - Debra Little
- 5 Pegs Green Close - Malcolm & Carole Taylor
- 6 Pegs Green Close - Annie Gedye
- 8 Pegs Green Close - Yalini Neguleashwaran & Ashley Cooper
- 9 Pegs Green Close - Richard Picken

From No. 5 Pegs Green Close

Once again we must make an objection to above application on a number of issues. The original plan was turned down by your committee and was also rejected on appeal.

The appeal adjudicator gave a long and detailed report on all the Reasons for dismissal. It would appear that with this second application hardly anything has been changed, such as the loss of the gap between no.8 and no10 and the loss of privacy and light to no 9.

Also the new Front Porch would look totally out of character. It would appear that the proposed footprint would be 100 percent more than the current footprint which we understand goes totally against guidelines.

Also the Double side extension would not be in keeping with the rest of the close, and would present an eyesore.

The proposal also includes an application for a drop curb, which would take a parking space from the close which already has limited parking

Please take our objections into consideration when making you decision.

Many thanks

Malcolm & Carole Taylor

From No. 3 Pegs Green Close

The extension would be detrimental to the close in that it would appear dominating and wouldn't be in keeping with the character of the close/neighbouring houses. The appeal application/plan doesn't appear to have been amended significantly and some of the original issues still remain.

The house has, in the past, been rented out to multiple occupants with at least a dozen people living there at one time. My worry is that the addition of an extension will allow this situation to reoccur, on a larger scale. If the planning does get the 'go ahead', I would strongly suggest including a clause that prohibits the house being used as an 'HMO'. This shouldn't be a problem if the owner is going to be residing there, as he has intimated.

The scale of the extension would mean loss of light and privacy to the neighbouring properties. In addition, the loss of No. 10's garage and the majority of the driveway could mean that the owners have to park on-road within the cul-de-sac which is already tight on space. I notice that the amended plans indicate that there will be two off-road parking spaces in the front garden but we cannot be sure how many vehicles will belong to No. 10 - two may not be enough. If there is to be a drop kerb, that would be another parking space (or two) lost within the close.

I hope that you will take my thoughts and comments into consideration.

Kind regards

Debra Little

From No.6 Pegs Green Close

1) Our Concern. We wonder why this amended application has got this far, being so similar to planning application 191757; and still containing the same grounds for refusal as the original plan 190357 regarding the double side extension and front porch. In our understanding, the new Amended plan has not addressed all the concerns of the Planning Committee who initially refused permission, nor the dismissed Appeal.

2) Double Side Extension

Amendment changes are virtually only cosmetic – side 1st floor loses a mere 6“, plus 11” off the front, (1 brick is 12”). In relation to the overall plan it's almost unnoticeable and does not diminish loss of gap. If approved, this contradicts

- i) the Planning Committee Member's objections in the last meeting to loss of GAP, giving a terraced look, and
- ii) the dismissed Appeal(see No.(8)). This (and the porch) were major considerations in refusal previously by the Committee and Appeal.

ANY double storey side extension will lose the gap.

Referencing Planning Guidelines, it would be acceptable to have a single storey side extension and a rear 3m double extension.

- 3)** Drop Kerb.
- a) Transport Development Control's letter suggest a drop kerb: to be shown on the plans, which it is not. Please amend.
 - b) We strongly object to losing 1 of only 6 parking spots that no residents have exclusive use of, why should No.10 take one?
- 4)** Objection to New Front Porch. Totally out of keeping with the Close architecture, rejected previously by Committee and Appeal No.(6), No.(8)
- 5)** Footprint. The plan is over 100% - doubling existing house footprint, (30% is usual policy)

Online www.planningportal.co.uk extension guidelines	Amended 191757
<i>a) Extensions of more than one storey must not extend beyond the rear wall of the original house* by more than three metres,</i>	a) 4.5m beyond the rear wall
<i>b) Maximum eaves height of an extension within two metres of the boundary of three metres</i>	b) side extension GF is 12"/300mm from No.8 boundary and is more than 3m high with double stored
<i>c) Side extensions to be single storey with maximum height of four metres.</i>	c) Double storey

We cannot understand why a planning application which so blatantly fails to follow policy guidelines or previous decisions, is being reconsidered.

Policies protect neighbours from inappropriate building extensions, and we as residents look to planners to respect and abide by the very policies they have put in place for this reason.

- 6)** Loss of privacy and light. The double 4.5m rear extension is now only 2.7m from No.9's habitable living area and will totally exclude all summer sunlight in these rooms which are very short of light, being north facing, plus it will be imposing on the garden, cutting out a great deal of natural light and sky.
- 7)** HMO consideration. We are deeply worried about this possibility. Owner previously rented present 1 bathroom/3bedroom property to 15 people by utilizing the lounge and dining rooms as bedrooms. This amended plan could be used to rent 8/9+ bedrooms.

From No8 Pegs Green Close

"We, Ashley & Yalini of 8 Pegs Green Close, would like to object to the planning application for 10 Pegs Green Close for the following reasons:

1. The plans are overbearing and unnecessarily large in character and appearance and this is not in keeping with the spacious look and feel of the close. It results in loss of symmetry with attached no.9 and ruins the terminus viewpoint up the close. It is neither modestly proportioned nor in line with planning guidelines with regards to increase in footprint.

The renewed application addresses very little of the concerns and breaches of policy that were highlighted during the previous rejection and appeal with regards to the harmful effect it will have on the character and appearance of the host building and the close. We believe that the current proposal would still be in breach of the policies previously quoted: DM9 of the Reading Borough Local Development Framework -Sites and Detailed Policies Document, policy CS7 of the Reading Borough Local Development Framework - Core Strategy, the National Planning Policy Framework (the Framework) and guidance within the -A design guide to house extensions (Supplementary Planning Guidance)(SPG), adopted May 2003; which all seek, amongst other aims, to achieve high design quality.

2. Proposed porch does not align with any of the other properties in the close and would further the damage incurred to the look and feel of the close by the proposed side extension.
3. Loss of privacy & light to our garden and home due to:
 - The proximity of the proposed side extension to our boundary.
 - The height of the side extension in comparison to the existing fence which will result in loss of light.
 - The length of the extension reaching far into no.10s garden and therefore, overlooking far into our garden which is currently very private and peaceful and the reason we fell in love with and bought our property just last year.
4. The applicants have rented the property out like a HMO previously without adhering to appropriate legislative requirements and this extension will allow them to do that again. If approved, we request a condition specifying that the property cannot be as a HMO and may only be let out as a whole.
5. Most of the properties within the close have been underpinned due to subsidence. We have serious concerns that a project of this size and nature could potentially cause further issues with neighbouring properties and, it will result in us at no.8 being unable to use our driveway.
6. The detrimental effect to the living conditions for Richard Picken of no.9 Pegs Green Close with regards to loss of light and privacy due to the 1 story side extension that borders his property. The dining room and kitchen already receive low levels of light due to the way they face, and this extension would reduce that significantly.
7. The loss of parking spaces due to the proposed dropped curve and loss of the driveway to the side extension."

From no.9 Pegs Green Close

My first thoughts, observation and objections to the above Planning Application to 10 Pegs Green Close are, setting aside my objections connected with my own property for the moment, is the general aspect and concerns it will have on the 'Close'.

The property this objection refers to (PA191757) had a very similar planning application (PA190357) submitted in March 2019. This planning application was rejected by the Councils Planning Committee.

An Appeal by the owner was made to the Inspector appointed by the Secretary of State. On this occasion a Mr. James Taylor BA (Hons) MA/MRTPI. In his report (Ref. APP(E0345/D/19/3236058) this appeal was dismissed.

On comparing this planning application (PA191757) and the previous planning application (AP190357), apart from the removal of the Single Storey rear extension and changes to the front garden there appears very little differences. The Front Elevation in both cases are practically identical apart from the top storey being reduced by 300mm.

This being said, one of the reasons the Secretary of State's report (Reason 5) for dismissing this appeal was that the Front Elevation, to quote, 'be a bulk of development that would be out of keeping with the spacious character of the Cul-de-sac.

Most planned extensions permitted by the Council have been single storey, having had no real detrimental, visual or otherwise effect on the 'Close'. If this planning application is given the go ahead what I have just said will completely destroy the 'Close' as we residents know it, and in my opinion not for the better. A two Storey extension is not within keeping as things are at the present.

On a personal note and looking carefully at the plans I came to the following conclusions. The proposal of a two Storey extension to the rear of the house, being only 2.7ms away from my boundary line and 4.5ms in length, will completely dominate and overlook the back of my house and will be very intimidating.

There is also a 'light' aspect I feel should be taken into account. The way the proposed extension extends into their garden and the height of it, even though it appears to be within the 45-degree line, will virtually mean the light to the Dining room will be drastically reduced, as well as putting it in complete shadow for most of the day.

I do have another concern and that is the value of my property. At the present time the value of houses in the 'Close' are very much dictated by the kind of houses they are, in a very desirable part of town. This does not mean that change must not happen as we know by the number of single storey extensions that have been allowed. As I have said previously this type of planning application is completely out of character with the rest of the 'Close' and as you come up the 'Close' will be more than noticeable for what I consider the wrong reason. I do not know if this issue is taken into account by the Planning Office but I am sure if this planning application is allowed this will have a detrimental effect on their value.

The planning application shows how large the extension could be, taking up a high proportion of the existing drive for this purpose. I do realize that you would not have any idea how many vehicles there are likely to be connected with this house in the future but it is only a small 'Close' and parking, with outside users as well as residents, space becomes very difficult.

Thank you for giving me the opportunity to reply to this Planning Application.

Yours faithfully

Richard Picken

Ms S Walker
c/o 7 Pegs Green Close
Tilehurst
Reading
Berkshire
RG30 2NH

Reading Borough Council
Planning Department
Civic Offices
Bridge Street
Reading
RG1 2LU
27th April 2020

Planning Application: 191757
Site Address: 10 Pegs Green Close, Reading, RG30 2NH
Applicant: Mrs Aishah Akhtar
Case Officer: James Overall

Dear Mr Overall,

In response to the new planning application above, as per my original objection, the points I feel still stand within the new application have been repeated below.

In respect of the planning and the proposed extension, I am not totally opposed to the extension in principle, however I do have some major concerns in the size, loss of privacy, loss of light and its possible intended reason for the extension. My concerns are noted below.

Proposed Rear Dormer: I am unsure as to why a dormer is required on the 2nd floor, as it seems it is not required to give the required head height access into the proposed Children's Den. Moreover, this will directly impact on the privacy of the gardens and its occupants of the neighbouring properties (7, 5, 9, 8 and 6) and potentially gardens of the houses in Water Road and Amblecote Road.

Proposed Ground Floor Layout: The area between the proposed lounge and dining room has not been identified on the plans.

Second Story Extension:

With the large 2-storey wrap around extension to the rear and the distance projected from the rear of the property, although the plans show the 45 degree clearance, this will still be an incredibly overbearing tall building protruding over 2 neighbours to the left and right and will most certainly block out sunlight into the neighbour property, bringing the area into the shade all day long, therefore losing light into number's 9. The height of a building protruding into amenity space will aid in losing light into the neighbouring properties.

Parking:

The Transport Development Report, states to

“To facilitate the proposed parking layout the existing dropped crossing would need to be widened and adjustments made to the landscaping; please note an extended dropped crossing cannot be within 1m of a lamp column. The access will need to be illustrated on revised plans; a license obtained from the Highways Department. Please ask the applicants agent to address the points above so that this application can be fully determined.

As far as I see the plans do not address this point, by widening the crossing to accommodate the drive design proposed, some of the curb would have to be removed, thus taking a public car parking space, the close is very tight on spaces so by removing one to accommodate the plans as the, whilst the applicants replaces theirs with an extension and possibly more cars is detrimental on the entire close.

Other Concerns:

The property is currently being rented by the owner and as I raised in my previous correspondence, I was concerned with the property being used as an HMO at the time, which has since changed but the potential for it to be in the future still remains.

My concerns remain heightened due to the ground floor unnamed room, in close proximity to a full bathroom on the ground floor, alongside many other rooms with the potential to be classed as bedrooms or to become bedrooms, if planning were to be granted in any form, I believe a special planning condition could be sought, stating that the rooms that are not marked as bedrooms on the plans are not to be used for bedroom accommodation and in turn not for it to be utilised as an HMO.

I understand the recent planning application does not reflect my concerns on the potential of an HMO in the future, I do respectfully ask the planning department to look if possible, in your powers to place some sort of restrictions on the planning if planning is obtained reflecting the planning for the property is granted for the use as a single dwelling home and not as an HMO.

I wish to see this application go to committee and my points taken into consideration and refusal given to this planning application.

Yours faithfully

Ms S Walker

Dear members of the committee,

I would like to firstly thank you for giving me the opportunity to write this letter.

I would like you all to know that I have taken on board the comments from the last committee and the planning inspectorate and in doing so I have made amendments to the plan that were causing impact to my neighbours. I have removed the single storey rear extension, removed the open drive way and addressed the subservience issues to the double storey side extension.

I would like the committee to note that I have listened to and worked hard with my planning officer, architect and planning consultant in order to achieve something that I hope will be acceptable to the committee.

Finally, my main aim upon starting this journey was to create the living space required for my growing family. I have learned a lot from this process and I hope you can permit this development as I would really like to conclude this matter.

Yours sincerely,
Aishah Akhtar

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UPDATE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 29th April 2020	ITEM NO. 12
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Ward: Southcote

App No: 200339/FUL

Address: Burghfield Road Southcote

Proposal: Removal of the existing 15m mast and erection of a new 25m lattice tower with a total of 12No. antenna (6No. EE and 6No. Huawei) along with ancillary equipment mounted on a newly formed concrete foundation measuring 5.5m x 5.6m. The existing site compound would be retained and enlarged by a further 6.6m to an overall size of 13.2m x 6.6m all enclosed by a 2.5m high Palisade fence to match that of the existing

Date validated: 2 March 2020

Target decision date: 27 April 2020

RECOMMENDATION:

As per the main agenda report.

1. Paragraph 4 of the main agenda report set out that a number of consultation responses were still awaited at the time of publication of the report. The outstanding consultation responses have now been received and are set out below:

RBC Transport - No objection.

RBC Ecology - No objection.

West Berkshire Council - No objection.

2. The appeal decision which allowed the existing monopole on the site is attached to this update report as appendix 1. The RBC application number for this decision is stated incorrectly in paragraph 1.5 of the main agenda report. The correct application number is 050608. This number is correctly referenced in paragraph 3.4 of the main report under the planning history section.
3. The officer recommendation remains as per the main agenda report.

Officer: Matt Burns

Appendix 1: Appeal Decision for existing monopole.

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Appeal Decision

Hearing held on 18 June 2006

Site visit made on 18 June 2006

by **R J Marshall LLB Dip TP MRTPI**

an Inspector appointed by the Secretary of State for
Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk

Date

31 JUL 2006

Appeal Ref: APP/E0345/A/05/1183889

SSE Southcote Sub Station, off Burghfield Road, Reading, Berkshire, RG30 3NB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under a development order.
- The appeal is made by Scottish and Southern Energy Telecom. against the decision of Reading Borough Council.
- The application Ref 05/00326/TELE dated 23 March 2005, was refused by notice dated 17 May 2005.
- The development proposed is provision of 15m high monopole.

Summary of Decision: The appeal is allowed and approval is granted as set out in the Formal Decision.

Procedural matters

1. The application description is taken from the application letter. From the plans and all the evidence before me it is clear that the proposal also relates to the erection of 3 antennas on the monopole and the construction of ancillary ground based equipment. I shall have regard to this in my decision.
2. At the hearing an application for costs was made on behalf of Scottish and Southern Energy Telecom. against Reading Borough Council. This application is the subject of a separate decision.

Main Issue

3. The main issue in this appeal is the effect of the proposed development on the character and appearance of the surrounding area and if harm arises whether that is outweighed by a need for the proposed freestanding mast in this location.

Planning Policy

4. The development plan for the area includes the Reading Borough Local Plan (1991-2006) (1998). This says that, subject to other Policies in the plan, telecommunications development will normally be permitted provided: no more acceptable sites are available; there is no reasonable possibility of sharing existing facilities, or erecting an alternative facility on an existing building or other structure; and the apparatus is sited and designed to minimise its visual and environmental impact, subject to technical or operational requirements (CUD 17). New development should be compatible with the character of the surrounding environment (CUD 14). Wildlife heritage sites shall be protected (NE 2). Development will not be permitted that would detract from the character or appearance of a Major Landscape Feature such as the Kennett and Holy Brook floodplain (NE 4). On land

adjacent to Major Areas of Open Space, such as the Kennett Meadows, development will not be permitted which would jeopardise their use or enjoyment by the public (LEI 2).

Reasons

5. The application site lies in countryside to the south of a residential area of Reading. The countryside is part of the Kennett and Holy Brook floodplain identified in the Local Plan as a Major Landscape Feature and a Major Area of Open Space. It is primarily low-lying agricultural land and provides an attractive rural setting for the southern boundary of the built-up area of Reading. A strip of land within the floodplain, and between the rear gardens of houses and a railway embankment, comprises part of the Southcote linear park, to which the public have access.
6. The proposed development would be within the boundary of an electricity substation. The substation lies to the south of the railway embankment forming the southern boundary of the linear park and to the west of Burghfield Road. It is on lower lying land than the adjoining highway and there is no substantial evidence that it is on significantly higher land than nearby areas north of the railway line.
7. For much of its length in the vicinity of the appeal site, Burghfield Road is flanked by tall hedgerow trees on both sides. In the summer months these trees would largely screen the proposed monopole from the road and from the countryside to the east. In the winter although the screening effect would be lessened it would still be sufficient to substantially reduce the impact of the monopole. At all times of the year the proposed monopole would be seen through a gap in the hedgerow trees at the access from Burghfield Road into the substation. However, only fleeting views of it would be obtained.
8. From that part of Southcote linear park to the east of Burghfield Road the proposed monopole would be well screened by trees along the roadside and the railway embankment. From the linear park to the west of the road, and from the rear of dwellings to the north of the park, the proposed monopole would be generally well screened in the summer by trees alongside the railway embankment and Holy Brook. In the winter the mast would be somewhat more visible from the north, but the trees in the foreground and background would lessen its impact. Moreover, to the extent that it would then be seen it would be visible in conjunction with existing, albeit lower, structures on the electricity substation site.
9. The proposed development would be seen from parts of Holy Brook. However, views from this stream would be limited and there is no evidence that is a waterway in substantial use. The Kennet and Avon Canal is too distant from the site for the proposed development to be unacceptably intrusive in views from it.
10. Drawing together my views on the effect of the proposed development on character and appearance, the site is clearly in a sensitive area. However, its siting greatly minimises its visual and environmental impact so that only limited harm would be caused to the character and appearance of the surrounding area. The Council expressed some concern about the thickness of the monopole and the design of the antennas. However, in my experience the proposed development would not be substantially different from others of a similar height in these respects. The appellant confirmed that the antennas would be as shown on the submitted plans and would not, as feared by some local people, be extended when in use.

11. I now turn to the need for the proposed development. The application has been made by the landowner with the support of T-Mobile who would operate from the site. T-Mobile says that it requires the proposed development to provide new and improved telecommunications coverage to nearby residential areas on the southern side of Reading and along nearby transport corridors. The benefits that modern telecommunications can bring, and the need for the telecommunications industry to expand its networks, is recognised in Planning Policy Guidance Note 8: Telecommunications (PPG8).
12. Government guidance supports the sharing of existing masts where appropriate. T-Mobile has investigated 7 sites, all of which it ruled out on technical or other grounds. Masts investigated include an existing O² mast to the south of the appeal site. Some local residents consider that the appellant should share this mast. However, it is in open countryside and much more intrusive than the proposed development would be. The appellant says that it would need to be substantially raised in height to provide the required coverage, and no technical or professional evidence has been provided to the contrary. In my view increasing the height of this mast would be more detrimental to the character and appearance of the area than the proposed development, a point accepted by the Council. The same considerations will apply to the sharing of a recently permitted, but not yet constructed, Vodafone mast not far from the O² mast.
13. The Council did suggest that sharing one of the other 7 sites merited further investigation. This is a monopole in a work yard off the A4. However, professional evidence given for the appellant is that even if this structure was substantially raised in height it would not provide the required coverage.
14. Although not raised at application stage, or in its hearing statement, the Council suggested that consideration should be given to mounting antennas on nearby flats, constructing a freestanding street-work mast on the highway verge or utilising a lamp post swap-out. However, I have no substantial evidence to show that these solutions could either be practicably undertaken or provide the required coverage in an environmentally satisfactory way. Indeed, the residential character of much of the area, the existence of trees and tall buildings that would affect lines of sight, and the limited extent of the highway verge in some areas, all point toward significant constraints on finding an acceptable site. There was a third-party suggestion that the proposed development should be located in countryside on the opposite side of Burghfield Road from the appeal site. However, whilst it would not then be seen from residential areas it is likely that in such a setting it would be more intrusive in the landscape than the current proposal.
15. On the main issue, I conclude that the proposed development would cause only limited harm to the character and appearance of the surrounding area. This limited harm, and partial conflict with the development plan that would thereby arise, would be outweighed by the need for the proposed development in this location.

Other matters

16. The appellant supplied substantial evidence to show that the proposed development would not be detrimental to interests of nature conservation or archaeological importance, none of which has been challenged by the Council.
17. Guidance in PPG8 is that if a proposed mobile base station meets the International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines for public

exposure it should not be necessary for a local planning authority to consider further the health aspects of the proposal. Nevertheless, concerns have been raised by some local residents on the health of those living nearby and those using the open space. I accept that their fears are relevant to my decision. On balance however, and bearing in mind that there was little objective evidence to support local fears and that the emissions from the masts would be well within the ICNIRP guidelines, I do not consider that health concerns are sufficient to justify refusing to grant permission.

18. There is no substantial evidence to support concerns on the effect of the proposed development on TV reception.

Conditions

19. As I am minded to allow the appeal I have considered what conditions if any should be imposed. There is no need to impose a condition on the time limit for the commencement of development as that is applied by the General Permitted Development Order (GPDO) in prior approval cases. The development may only lawfully be carried out as approved, and I therefore see no reason to impose a condition specifying this. Given the relatively secluded nature of the site and the level of existing screening I see no need for a landscaping condition. Having regard to the distance of the proposed monopole from the hedgerow trees I see no need for a condition limiting the period of construction to protect wildlife.
20. Given the location of the site, and the findings of the appellant survey, I shall require the submission of a programme of archaeological work.

Conclusions

21. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Formal Decision

22. I allow the appeal and grant approval under the provisions of part 24 of Schedule 2 to the Town and Country (General Permitted Development) Order 1995 (as amended) for the siting and appearance of a 15m high monopole at land at SSE Southcote Sub Station, off Burghfield Road, Reading, Berkshire, RG30 3NB, in accordance with the terms of the application Ref 05/00326/TELE, as clarified in paragraph 1 above, dated 23 March 2005 and the plans submitted therewith subject to the following condition:

- 1) The development hereby approved shall not take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

RJ Marshall

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr N Perring MRICS
Mr J Page MSc(telecom)

Appellant's agent
Of T-Mobile

FOR THE LOCAL PLANNING AUTHORITY:

Mr B Bradley MSc

Senior Planning Officer

INTERESTED PERSONS:

Cllr P Ruhemann
Cllr D Edwards

66, Brooksbury Road, Reading.
26, Lea Close, Reading.

DOCUMENTS

Document	1	Letter notification of appeal and those notified.
Document	2	Copies of Local Plan Policies.
Document	3	Extract from Local Plan Proposals Map.

PLANS

Plan	A	The application plan being: - Drawing No. BS240569_01 Rev. D
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